

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

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November 2, 2004

Mr. Bob Adams
City Manager
City of Manteca
1001 West Center Street
Manteca, CA 95337

Dear Mr. Adams:

RE: Review of the City of Manteca's Adopted Housing Element

Thank you for submitting Manteca's housing element adopted on August 2, 2004 and received for review on August 16, 2004. The Department is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's July 15, 2004 review found the draft revisions (with the inclusion of a parcel specific land inventory) addressed the statutory requirements of housing element law. Since the adopted housing element is substantially the same as the revised draft, the Department is pleased to find the adopted element in compliance with State housing element law (Article 10.6 of the Government Code). The Department commends the City of Manteca for its commitment to meet its regional housing needs through a variety of innovative actions. These actions include Programs H-I-2, H-I-8, H-I-13 and H-I-16 that commit the City to offering fiscal and regulatory incentives to promote and facilitate affordable and infill development. Effective implementation of the element's housing and land-use programs will assist Manteca in addressing its existing and future housing needs, create livable neighborhoods, and conserve valuable natural resources.

Pursuant to Government Code Section 65400, the City should monitor, evaluate, and report on the effectiveness of its housing and community development implementation actions, with an emphasis on those that will assist the City in accommodating its regional share need for all income groups, including the local workforce. The annual implementation reports are annually required to be completed and submitted to the local legislative body and this Department by October 1.

In closing, the hard work and cooperation Mr. David Wade, the City's consultant, exhibited during the course of the review is greatly appreciated. The Department looks forward to following the City's progress and achievements through its forthcoming General Plan implementation reports. If the Department can provide further assistance in implementing the City's housing and land-use strategies, or answer any questions, please contact Mario Angel, of our staff, at (916) 445-3485.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director

cc: Kyle Kollar, Community Development Director, City of Manteca
Ben Cantu, Planning Manager, City of Manteca
David Wade, Consultant, Wade Associates
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Ted Kreines, AICP